096.0	0004	0018.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	932,800 /	932,800
					USE VALUE:	932,800 /	932,800
					ASSESSED:	932,800 /	932,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		HODGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VISHNIAC EPHRAIM/KATHLEEN
Owner 2:	
Owner 3:	
Street 1:	15 HODGE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WILLEMIN ROBERT D--ETAL -
Owner 2:	YODER JEAN C -
Street 1:	15 HODGE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .177 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1986, having primarily Clapboard Exterior and 2368 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7702.000	477,100		455,700	932,800
Total Card	0.177	477,100		455,700	932,800
Total Parcel	0.177	477,100		455,700	932,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.92 /Parcel: 393.92

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 63077
GIS Ref
GIS Ref
Insp Date 10/19/18

!7882!

PREVIOUS ASSESSMENT

Parcel ID 096.0-0004-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	477,100	0	7,702.	455,700	932,800		Year end	12/23/2021
2021	101	FV	463,000	0	7,702.	455,700	918,700		Year End Roll	12/10/2020
2020	101	FV	463,000	0	7,702.	455,700	918,700	918,700	Year End Roll	12/18/2019
2019	101	FV	358,400	0	7,702.	455,700	814,100	814,100	Year End Roll	1/3/2019
2018	101	FV	358,400	0	7,702.	390,600	749,000	749,000	Year End Roll	12/20/2017
2017	101	FV	358,400	0	7,702.	364,600	723,000	723,000	Year End Roll	1/3/2017
2016	101	FV	358,400	0	7,702.	312,500	670,900	670,900	Year End	1/4/2016
2015	101	FV	355,000	0	7,702.	280,000	635,000	635,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:20:55

LAST REV

Date	Time
05/07/19	14:59:33
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7882

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILLEMIN ROBERT	33133-569		6/25/2001		525,000	No	No		
	17153-425		6/1/1986		306,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/6/2006	956	Re-Roof	5,274					
4/24/2001	223	Alterati	2,000	C				REPLACE 18 FEET OF

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	Inspected	PH	Patrick H
10/8/2018	MEAS&NOTICE	CC	Chris C
3/6/2009	Meas/Inspect	163	PATRIOT
9/8/2004	Info By Phon	BR	B Rossignol
10/1/2001	MLS	MM	Mary M
12/11/1999	Inspected	264	PATRIOT
11/8/1999	Mailer Sent		
10/15/1999	Measured	256	PATRIOT
8/15/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	63077
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7702		Sq. Ft.	Site		0	70.	0.85	4									455,740						455,700	

Total AC/HA:	0.17681	Total SF/SM:	7702	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	455,740	Spl Credit		Total:	455,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1986	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	12.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	12.1	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.09341216
Const Adj.:	0.99989998
Adj $ / SQ:	142.129
Other Features:	112554
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	542807
Depreciation:	65680
Depreciated Total:	477128

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

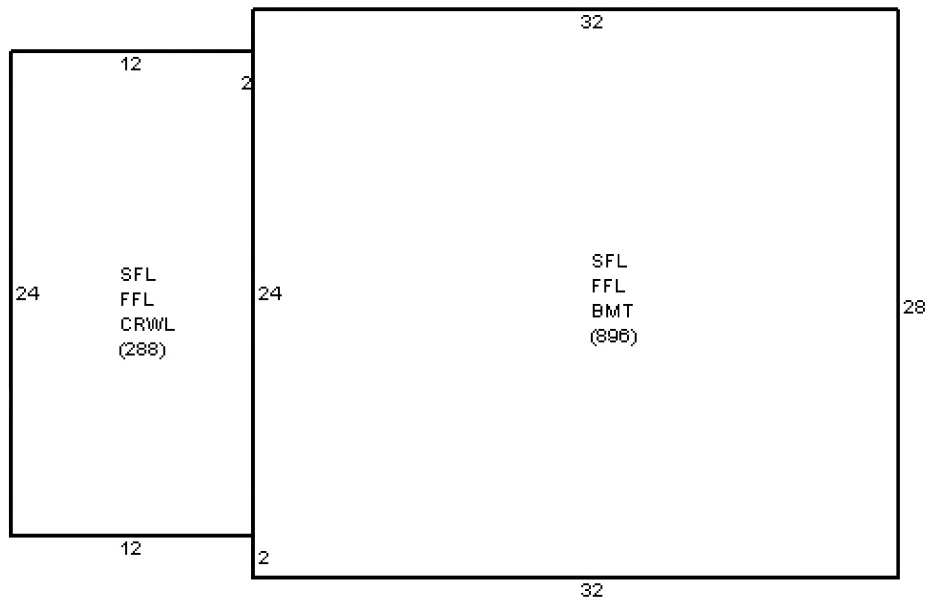
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	156.34
Special Features:	0	Val/Su Net:	134.32
Final Total:	477100	Val/Su SzAd	201.48

SKETCH



5

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,184	142.130	168,281
SFL	Second Floor	1,184	142.130	168,281
BMT	Basement	896	42.640	38,204
CRWL	Crawl Space	288	21.320	6,140

Net Sketched Area:	3,552			Total:	380,906
Size Ad	2368	Gross Area	3552	FinArea	2368

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

096.0-0004-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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